

**Application for Certificate of Appropriateness**

**PROPOSAL:**

“Suite One” bar and pizzeria at 311 N. 8<sup>th</sup> Street requests a certificate of appropriateness for signs at the Sullivan Building, 311 N. 8<sup>th</sup> Street in the Haymarket Landmark District.

**DISCUSSION:**

Suite One is a new establishment in the basement level of the Sullivan Building.

Last month the Commission asked for more specific information on the signs requested including dimensions, locations relative to existing signs, and relation of the new signs to the overall sign package of the building.

I have spoken with building-owner Jeff Lewis and he intends to attend the June meeting to help address these items.



APPLICATION FOR LANDMARK OR LANDMARK DISTRICT DESIGNATION  
ADDENDUM TO PETITION TO AMEND THE ZONING ORDINANCE  
LINCOLN, NEBRASKA

1. NAME

Historic **Griswold House**  
and/or Common  
NeHBS Site #LC13:F7-019

2. LOCATION

Address **1256 Fall Creek Road, Lincoln, NE 68510**

3. CLASSIFICATION

Proposed Designation

Category

   Landmark District

   district

   site

  **X** Landmark

  **X** building(s)

   object

   structure

Present Use

   agriculture

   industrial

   religious

   commercial

   military

   scientific

   educational

   museum

   transportat'n

   entertainment

   park

   other

   government

  **X** private residence

4. OWNER OF PROPERTY

Name **Charles and Nancy Ogden**  
Address **1256 Fall Creek Road, Lincoln, NE 68510**

5. GEOGRAPHICAL DATA

Legal Description **Lot 8, Block 10, Piedmont Subdivision, Lincoln, Lancaster County, NE**

Number of Acres or Square Feet: (more or less) **28,004 square feet (2/3 of an acre)**

6. REPRESENTATION IN EXISTING SURVEYS

Title *Nebraska Historic Buildings Survey*

Date **2008**

  **x** State

  **x** County

  **x** Local

Depository for survey records ***Lincoln/Lancaster County Planning Dept.***

City ***Lincoln***

State ***Nebraska***

Is proposed Landmark or Landmark District listed in the National Register? ***No.***

## 7. DESCRIPTION AND HISTORY

### Condition

☒ excellent

☐ good

☐ fair

☐ deteriorated

☐ ruins

☐ unexposed

☒ unaltered

☐ altered

☐ moved

☒ original site

date \_\_\_\_

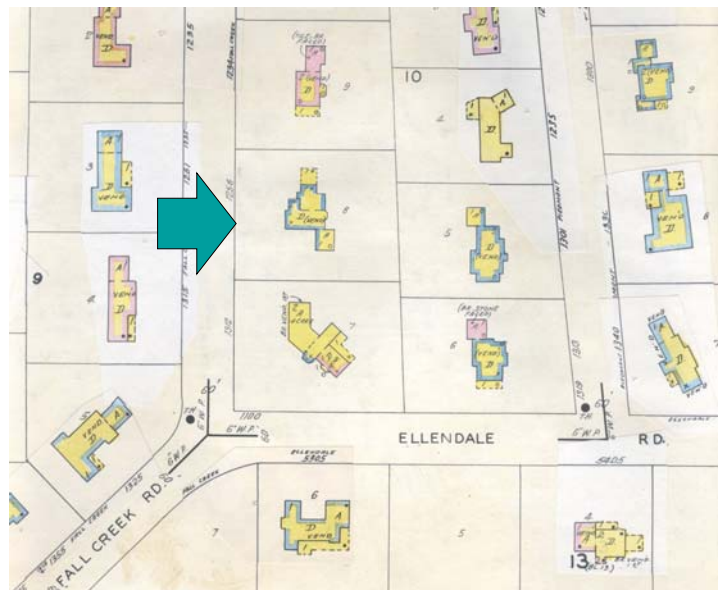
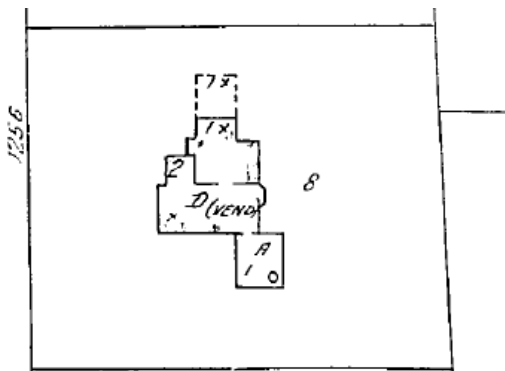
### DESCRIPTION:

The Griswold House is an outstanding example of the "French Eclectic" style of Period Revival home, built in 1935 in the Piedmont Subdivision. Characteristic of that style are the asymmetrical mass, very steep hipped roofs, limestone-veneer, and windows of varied sizes and shapes, including through-cornice dormers.

The core of the house is two stories tall, beneath two separate hipped roofs. A one-story wing to the north, under a gable roof, extends into a screened porch. A two-stall garage is attached to the house at the southeast (rear) corner.



The house faces west towards Fall Creek Road. It is centered on its large lot (approx. 150 feet north-south by 185 feet east-west), as required in this subdivision. The original deeds typically required that each "dwelling shall be so placed....that the dead center of the dwelling shall fall within a circle drawn with a fifteen (15) foot radius from the dead center of the lot..." This provision created very deep front yards and a marked consistency among Piedmont properties, despite varied styles, materials, and periods of construction. Large conifers in front of and beside the Griswold House provide contrast with the limestone and screen the adjacent properties. A very large oak anchors the southwest quarter of the lot.



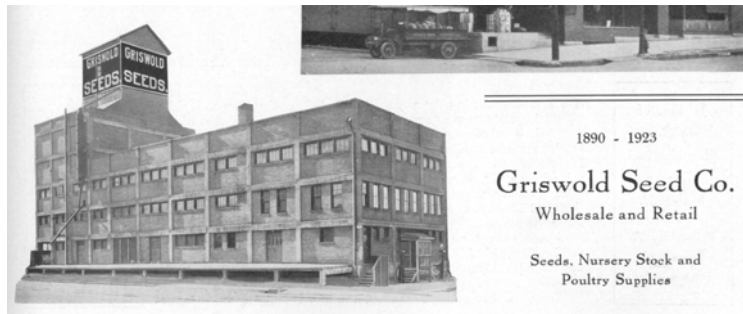
*Details, Sanborn "Map of Lincoln," 1928 updated. [Arrow added.]*

## HISTORY:

In 1927 Charles Stuart developed the Piedmont subdivision, providing approximately 110 large lots between 50<sup>th</sup> and 56<sup>th</sup> Streets, A and Randolph Streets. Stuart's deeds reserved to the developer the right to approve architectural designs, as well as restrictions on use, materials, and compatibility of outbuildings. As was typical of several other subdivisions in Lincoln at the time, the deeds restricted ownership and occupancy of the homes to "members of the Causasian race" except for "servants of the family living thereon."

The Griswold House was built in 1935 by Frank A. Robey for an estimated \$10,000. Fritz Craig designed this house and four others in Piedmont, along with many other Lincoln residences, fraternity and sorority houses, and churches. .

Robert Southgate Griswold, Jr. was born in Connecticut in 1889. He came to Nebraska in 1909 after graduating from Connecticut State College, where he lettered in tennis. In Lincoln he managed the landscape department of Griswold Seed and Nursery Co. of Wallace Butler Griswold. They built a reinforced concrete warehouse and seed elevator at 8<sup>th</sup> and N Streets, after their previous wholesale establishment on that site burned in 1910. The building now houses Midwest Steel Company. Robert served in the U. S. Army for several months in 1918 but apparently remained statewide. In 1926 the family business was re-organized as the Robert S. Griswold Seed and Floral Company.



From *Honor Roll of Lancaster County*,  
Lincoln: C.J. Gramling, 1919.

From *Lincoln, Nebraska's Capital City*,  
1867-1923, Lincoln: Chamber of  
Commerce, 1923.

## 8. SIGNIFICANCE

- ☐ 1400-1499
  - ☐ 1500-1599
  - ☐ 1600-1699
  - ☐ 1700-1799
  - ☐ 1800-1899
  - ☒ 1900-
- ☒ community planning
- ☒ architecture

Specific dates: 1935

Builder/Architect: Fritz Craig

### *Statement of Significance:*

The Griswold House is a well-maintained, locally uncommon example of a French Eclectic style house, built for a prominent Lincoln businessman and his family by Fritz Craig, a prolific local residential architect. It utilizes its large lot to great effect, manifesting the Piedmont ideal of large houses centered in sweeping lawns.



9. STANDARDS FOR DESIGNATION

(Check one(s) that apply)

- ☒ Associated with events, person, or persons who have made a significant contribution to the history, heritage, or culture of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States;



- ☒ Represents a distinctive architectural style or innovation, or is the work of a craftsman whose individual work is significant in the development of the City of Lincoln, the County of Lancaster, the State of Nebraska, or the United States; or

10. MAJOR BIBLIOGRAPHICAL REFERENCES

*Who's Who in Lincoln*, 1928, p. 103 (Robert S. And Wallace B. Griswold).

Lincoln Building Permit 23763 (1935).

*Honor Roll of Lancaster County*, Lincoln, 1919.

“Charles Stuart Death Mourned,” *The Lincoln Star*, May 3, 1938.

11. FORM PREPARED BY:

Name/Title: Ed Zimmer, Historic Preservation Planner, [ezimmer@lincoln.ne.gov](mailto:ezimmer@lincoln.ne.gov)

Organization: Lincoln/Lancaster County Planning Dept.

Date Submitted: June 5, 2008

Street & Number: 555 S. 10<sup>th</sup> Street

Telephone: (402)441-6360

City or Town: Lincoln

State: Nebraska, 68508

Signature\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

FOR HISTORIC PRESERVATION COMMISSION USE ONLY:

DATE LANDMARK/LANDMARK DISTRICT DESIGNATED

LANDMARK/LANDMARK DISTRICT NUMBER

F:\FILES\PLANNING\HPC\REPORTS\2008\June04.08.wpd

# **SEACREST & KALKOWSKI, PC, LLO**

1111 LINCOLN MALL, SUITE 350  
LINCOLN, NEBRASKA 68508-3910

TELEPHONE (402) 435-6000  
FACSIMILE (402) 435-6100

KENT SEACREST  
E-MAIL: kent@sk-law.com

DANAY KALKOWSKI  
E-MAIL: danay@sk-law.com

June 4, 2008

## **HAND DELIVERY**

Marvin Krout  
Planning Director  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: 1256 Fall Creek Road

Dear Marvin:

Our office represents Charles and Nancy J. Ogden. The Ogdens are the owners of the real property located at 1256 Fall Creek Road, Lincoln, Nebraska, which is legally described as Lot 8, Block 10, Piedmont, Lincoln, Lancaster County, Nebraska (the "Property"). The Ogdens reside in the single family residence located on the Property. There are no other buildings currently located on the Property. The Ogdens would like to formally designate their Property as a Landmark Designation and construct a carriage house that would be utilized by visiting family members and guests. The carriage house will contain a bedroom, bathroom, kitchen, living room/office/storage room and garage.

Enclosed please find the following:

1. City of Lincoln Zoning Application – Landmark Designation
2. City of Lincoln Zoning Application – Zoning Text Amendment
3. City of Lincoln Zoning Application – Special Permit for Historic Preservation
4. Application Fees of \$750
5. 12 copies of the Existing Site Plan and Special Permit New Site Plan
6. 12 copies of the Carriage House Front, Rear and Side Elevations

The Ogdens are submitting three applications for consideration. First, they are requesting that the Property be designated as a landmark pursuant to L.M.C. §27.57.120. Second, they are requesting a zoning text amendment to L.M.C. §27.63.400 Permitted Special Use: Historic Preservation. Third, they are requesting a special permit on the Property for Historic Preservation pursuant to L.M.C. §27.63.400 for a carriage house with potential adjustments to the underlying rear and side yard requirements. Each application is discussed in detail below.

materials similar to the existing residence. The style and materials are shown on the elevations enclosed herein.

The Property is currently zoned R-1, which would permit the construction of a two-family dwelling on the Property. Presently, the Lincoln Municipal Code requires the two-family dwelling share a common wall or be connected by a breezeway not exceeding 8 feet in length. We believe the connection of the carriage house to the primary residence with an 8 feet long breezeway would be contrary to the goal of preserving and enhancing the fine architectural and design characteristics of the Property.

Under L.M.C. §27.63.400 we are requesting permission for a carriage house. We believe a carriage house is a separate and distinct land use from a primary dwelling or an accessory use. Our application seeks to govern this new land use with a 12 feet rear yard setback and eight feet side yard setbacks under L.M.C. §27.63.400. These rear and side yard setbacks would be less than a primary residence, but greater than an accessory use. In our opinion, L.M.C. §27.63.400 allows the applicant to propose this land use and appropriate rear and side yard setbacks. However, in the event the City Administration has a different interpretation of L.M.C. §27.63.400, then we would modify our Special Permit for Historic Preservation and classify the carriage house as a second primary dwelling. In turn, we would also request a reduction of the thirty feet rear yard setback to 12 feet and the ten feet side yard setback along the south side of the Property to eight feet.

No modifications to the existing residence are proposed, and no signage is proposed on the Property. The Property will maintain its residential character with the primary residence and the carriage house. Several of Lincoln's most wonderful large residences built in the early part of the nineteenth century include carriage houses. The addition of carriage houses with well designed large residences has made this handful of respective properties even more special and desirable, and has added tremendous urban design attributes to the urban fabric and surrounding neighborhoods. We believe the addition of a well designed carriage house to this Property would produce similar results to the Lincoln urban fabric and surrounding neighborhoods. The carriage house would increase the Property's attributes, which in turn will help the property owner preserve the Property as a landmark designation in the future.

If you have any questions regarding the applications or need any additional information, please feel free to call me at 402-435-6000, or John Badami with DLR Group at 402-742-4200.

Very truly yours,



KENT SEACREST  
For the Firm

Enclosures

cc (w/encl.): Charles and Nancy J. Ogden  
John Badami



### **27.63.400 Permitted Special Use: Historic Preservation.**

In any zoning district a special permit may be granted to allow the preservation of a historic structure or site and the reuse thereof. This permit shall be limited to structures or sites designated as landmarks under Chapter 27.57.

(a) The Planning Commission may approve, by special permit, any use of a historic structure or site in any zoning district; and adjustments to Height and Area Requirements of any district, after review and consideration of the following:

- (1) The significance of the historic structure or site and the degree of variation sought from the permitted uses, Height and Area Requirements of the district;
- (2) The extent to which economic factors necessitate the change in use and/or adjustments in Height and Area Requirements;
- (3) The extent of proposed exterior change to the structure or site;
- (4) The impact on the surrounding area;
- (5) The compatibility of the proposed use and/or Height and Area adjustments to the structure or site and the surrounding area; and

(6) The manner in which the public will be benefitted by such proposed use.

(b) The applicant shall submit with the application for a special permit the following:

- (1) A plan of the existing and proposed grounds surrounding the structure or site, including outdoor furniture and plant material;
- (2) A parking layout;
- (3) Details regarding all proposed exterior modifications of the structure or site;
- (4) Details of how the preservation of the structure or site is to be accomplished;
- (5) Signs proposed for the structure or site; and
- (6) Information concerning the economic use of the property.

(c) The Historic Preservation Commission shall review the proposal for reuse for the structure and/or for adjustments to Height and Area Requirements of the site, including information regarding the above criteria, and for compliance with the guidelines developed for that landmark. The Preservation Commission shall make its recommendation to the Planning Commission prior to the public hearing required under Section 27.63.020. Upon approval of the special permit by the Planning Commission, a certificate of appropriateness shall be deemed to have been granted for any changes needing a certificate under Chapter 27.57 and shown in the application for special permit.

(d) The parking requirements of Chapter 27.67 may be modified for a structure designated as a landmark under Chapter 27.57, where modifications to the requirements of Chapter 27.67 are necessary to ensure preservation of the landmark.

(e) The sign requirements of Chapter 27.69 may be modified as described in Section 27.69.160 of the Lincoln Municipal Code, varying yard requirements and permitted number of signs, provided the Historic Preservation Commission has granted a certificate of appropriateness for the proposed signs, and the Planning Commission has considered the following:

- (1) The impact of the sign or signs and their illumination, if any, on the surrounding area;
- (2) The appropriateness of the sign or signs and their locations for the landmark and its site; and
- (3) The necessity of the sign or signs for the proposed uses. (Ord. 18480 §8; December 20, 2004; prior Ord. 15823 §1; February 11, 1991; Ord. 14475 §9; August 18, 1986; Ord. 13529 §1; January 3, 1983; Ord. 13053 §2; November 24, 1980; Ord. 12571 §343; May 8, 1979).

*Q:\HPC\LMARKS\Amend27.63.400\_2008.wpd*

Mid-Height of Cupola  
EL = 132'-5"

Mid-Height of Tower  
EL = 127'-7"

COPPER TILE ROOF

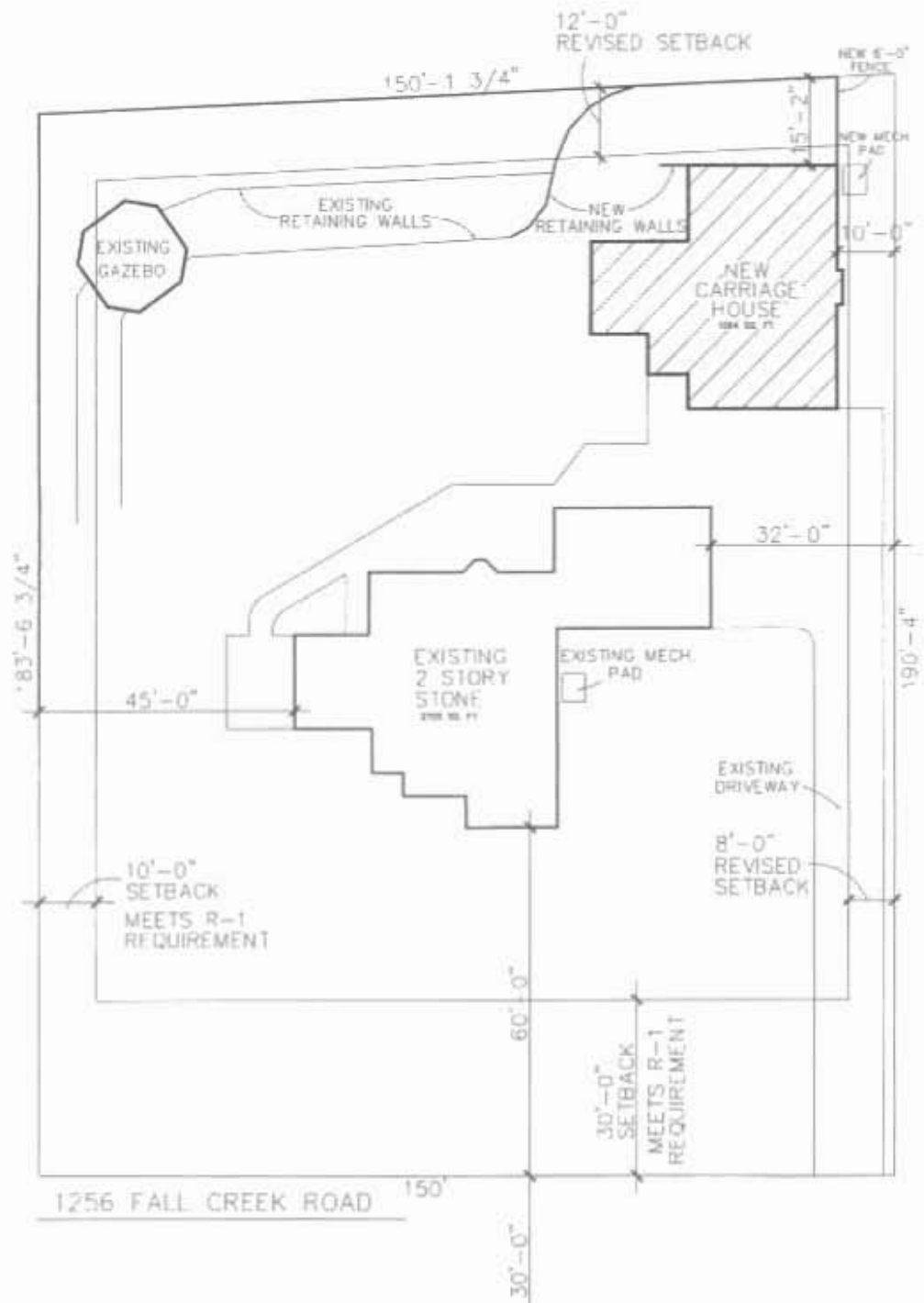
Mid-Height  
EL = 118'-4"

LIMESTONE  
FACADE

FINISH FLOOR  
EL = 100'-0"

EAST ELEVATION





Q FALL CREEK ROAD (PAVED)

LEGAL DESCRIPTION: LOT 8, BLOCK 10, PIEDMONT, LINCOLN, LANCASTER COUNTY, NEBRASKA

NORTH  **NEW SITE PLAN**

SCALE: 1" = 20'-0"

Mid-Height of Cupola  
EL = 132'-5"

Mid-Height of Tower  
EL = 127'-7"

COPPER TILE ROOF

Mid-Height  
EL = 118'-4"

BOTTOM OF ROOF  
EL = 110'-6"

LIMESTONE  
FACADE

TOP OF RETAINING WALL  
EL = 103'-0"

FINISH FLOOR  
EL = 100'-0"

**NORTH ELEVATION**

SCALE: 1/4"=1'-0"

PRELIMINARY  
PRINT

ODGEN CARRIAGE HOUSE  
ELEVATIONS

**DLR Group**  
ARCHITECTURE ENGINEERING PLANNING INTERIOR DESIGN

Mid-Height  
EL = 118'-4"

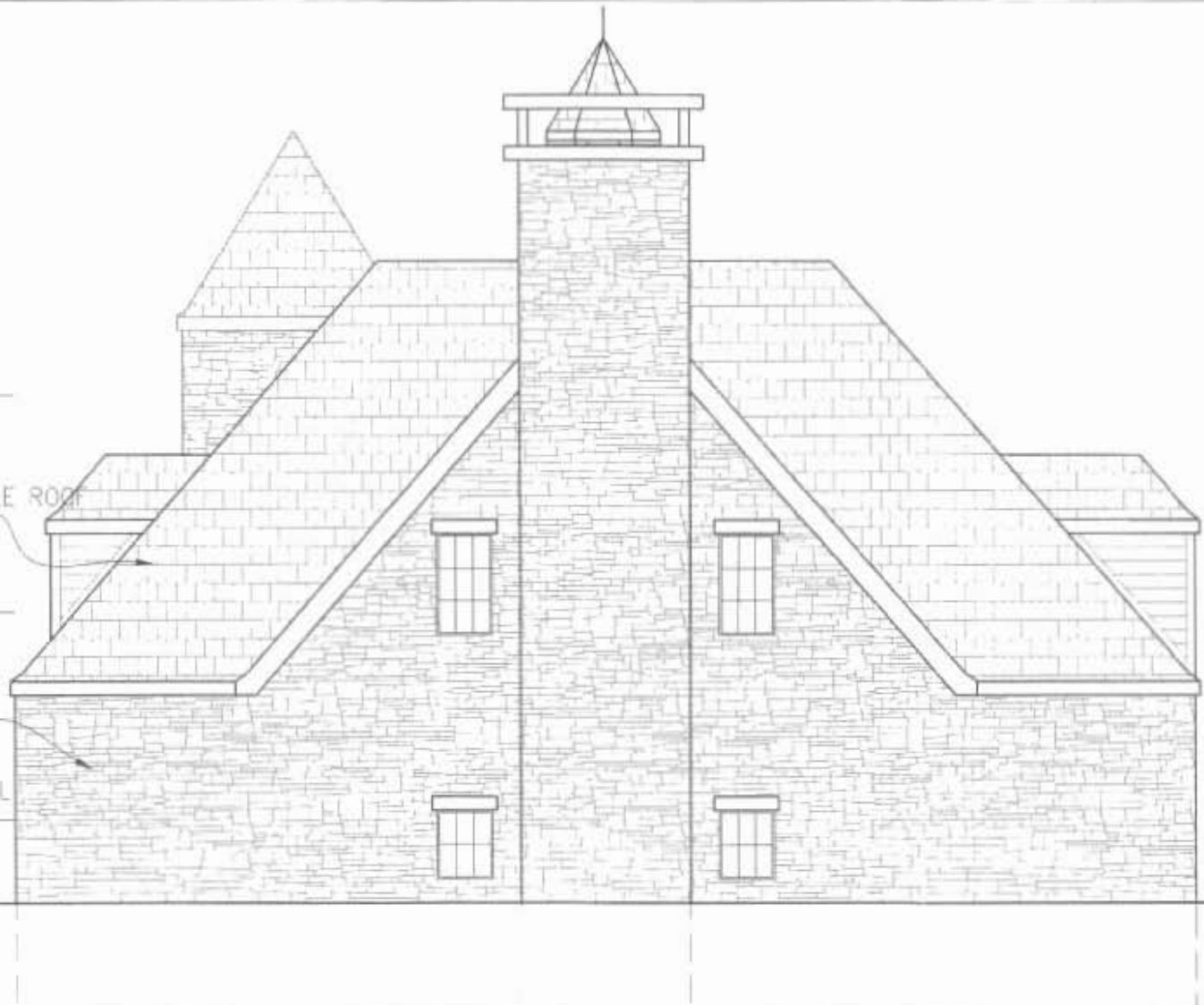
BOTTOM OF ROOF  
EL = 110'-6"

COPPER TILE ROOF

LIMESTONE  
FACADE

TOP OF RETAINING WALL  
EL = 103'-0"

FINISH FLOOR  
EL = 100'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"



Mid-Height of Cupola  
EL = 132'-5"

Mid-Height of Tower  
EL = 127'-7"

COPPER TILE ROOF

Mid-Height  
EL = 118'-4"

LIMESTONE  
FACADE

FINISH FLOOR  
EL = 100'-0"

**EAST ELEVATION**

SCALE: 1/8"=1'-0"



Mid-Height of Cupola  
EL = 132'-5"

Mid-Height  
EL = 118'-4"

BOTTOM OF ROOF  
EL = 110'-6"

TOP OF RETAINING WALL  
EL = 103'-0"

FINISH FLOOR  
EL = 100'-0"

WEST ELEVATION

SCALE: 1/4"=1'-0"

COPPER TILE ROOF

LIMESTONE  
FACADE

PRELIMINARY  
PRINT

ODGEN CARRIAGE HOUSE  
ELEVATIONS

DLR Group  
Architectural Engineering Planning Interiors